

The Willows Little Harrowden

richard james

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The Willows Little Harrowden NN9 5BJ Freehold Price £220,000

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The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Situated in the village of Little Harrowden is this two bedroom semi detached property which backs onto open fields. Originally built as a bungalow the property has been extended and reconfigured to provide a 26ft lounge/dining room, a 15ft ground floor bedroom with a range of fitted furniture, a 12ft first floor bedroom with built in wardrobes and a W.C. to the first floor. The property benefits from uPVC double glazing, electric heating, a refitted kitchen with built in appliances, a refitted shower room on the ground floor, a garage with electric up and over door and no onward chain. A viewing is highly recommended. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, bedroom and shower room to the ground floor, bedroom and W.C. to the first floor, front and rear gardens and a garage.

Enter via composite door with obscure glazed inserts and side panel to.

Entrance Hall

Spiral staircase to first floor landing, engineered wood flooring, electric storage heater, doors to.

Shower Room

Refitted white suite comprising shower cubicle with splash boards, concealed cistern low flush W.C. and wash hand basin with vanity cupboards under, tiled splash back, tiled floor, obscure glazed window to side aspect.

Bedroom One

15' 5" max x 10' 1" max (4.7m x 3.07m)

Two windows to front aspect, range of fitted cupboards, wardrobes and top boxes, fitted dressing table with drawers either side, electric heater, coving to ceiling.

Lounge/Dining Room

26' 9" x 9' 1" widening to 12' 3" max (8.15m x 2.77m)

uPVC French doors to rear garden, window to rear aspect, stone feature fireplace with T.V. plinth, two electric heaters, wall light points, coving to ceiling, door to.

Kitchen

8' 9" x 5' 10" (2.67m x 1.78m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, tiled splash backs, tiled floor, electric heater, window to side aspect.

First Floor Landing

Access to eaves space, doors to.

Bedroom Two

12' 0" max x 11' 11" max (3.66m x 3.63m)

Two windows to rear aspect, airing cupboard housing hot water cylinder and immersion heater, two built in wardrobes, fitted desk providing a range of drawers and cupboards under, electric heater.

W.C.

White suite comprising low flush W.C., hand wash basin with vanity cupboard under, heater towel rail, tiled splash back, extractor vent, skylight window to front.

Outside

Rear - Mainly laid to patio, steps leading up to garden laid to artificial lawn, shrubs, door to garage, enclosed by brick walls and fencing, gated pedestrian access to side.

Front - Garden laid to lawn and enclosed by hedges, trees, block paved shared driveway leading to.

Garage - Electric up and over door, power and light, door to rear garden.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,897 per annum. Charges for 2026/2027).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

